

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	41.57'	25.00'	095°16'48"	27.42'	36.85'
C2	50.84'	186.00'	015°44'49"	25.58'	50.69'
C3	32.53'	486.00'	003°50'38"	16.27'	32.53'
C4	22.43'	1015.00'	001°15'57"	11.21'	22.43'
C5	158.25'	117.50'	077°10'03"	83.74'	146.58'
C6	30.42'	25.00'	069°42'45"	17.41'	28.58'
C7	196.10'	41.50'	270°44'29"	40.87'	58.31'
C8	5.08'	23.50'	012°19'58"	2.54'	5.05'
C9	131.13'	87.50'	085°51'40"	81.40'	119.20'
C10	21.76'	985.00'	001°15'57"	10.88'	21.76'
C11	34.50'	515.00'	003°50'36"	17.28'	34.54'
C12	59.09'	215.00'	015°44'48"	28.73'	58.90'
C13	44.70'	25.00'	102°27'20"	31.12'	38.98'

- NOTES:
1. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 2. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 3. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 4. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 5. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100215F, EFFECTIVE DATE, APRIL 2, 2014.
 6. THE PROPERTY IS ZONED PLANNED DEVELOPMENT-HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON AUGUST 4, 2015 (ORDINANCE NO. 2103). DEVELOPMENT IN THIS SUBDIVISION SHALL BE SUBJECT TO THE STANDARDS OF THAT PD-H DISTRICT.
 7. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-8.3.3. OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
 8. NO ON-STREET PARKING WILL BE ALLOWED ALONG COMMON AREA 1 AND LOTS 13 THROUGH 18.
 9. 1. THREE WILL BE REQUIRED IN THE FRONT YARD OF EACH LOT AND A MINIMUM OF 2 TREES IN COMMON AREA 1.
 10. THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT:
10.a. FRONT SETBACK - 15'
10.b. SIDE SETBACK - 10'
10.c. SIDE STREET SETBACK - 15'
10.d. REAR SETBACK - 5'
 11. THE FRONT FACADES BETWEEN ADJACENT BUILDING SHALL BE SEPARATED BY 2' MINIMUM TO BREAK THE VISUAL PLANE OF THE STREET.
 12. LOT 1, BLOCK 1 ACCESS IS 20' WIDE ACCESS EASEMENT 8578/27 AND AS CREATED BY ACCESS EASEMENT DATED JANUARY 8, 1980 EXECUTED BY DMC CORPORATION TO WMB HOUSE CORPORATION, FILED FOR RECORD JUNE 18, 1980 IN VOLUME 1163, PAGE 289 OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
 13. PRIVATE ACCESS EASEMENT ON LOTS 13 & 14 IS FOR THE BENEFIT OF LOT 1, BLOCK 1 TO ACCESS NORTH CAMPUS COURT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as the North Campus Subdivision, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Justin Whitworth, Bona Fide Acquisitions, LLC., owner and developer of the land shown on this plat, and designated herein as the North Campus Subdivision, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Justin Whitworth
Bona Fide Acquisitions, LLC.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this _____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS My hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 20____.

Chairman

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision _____ conforms to the requirements of the Subdivision Regulations of the City of Bryan, Texas.

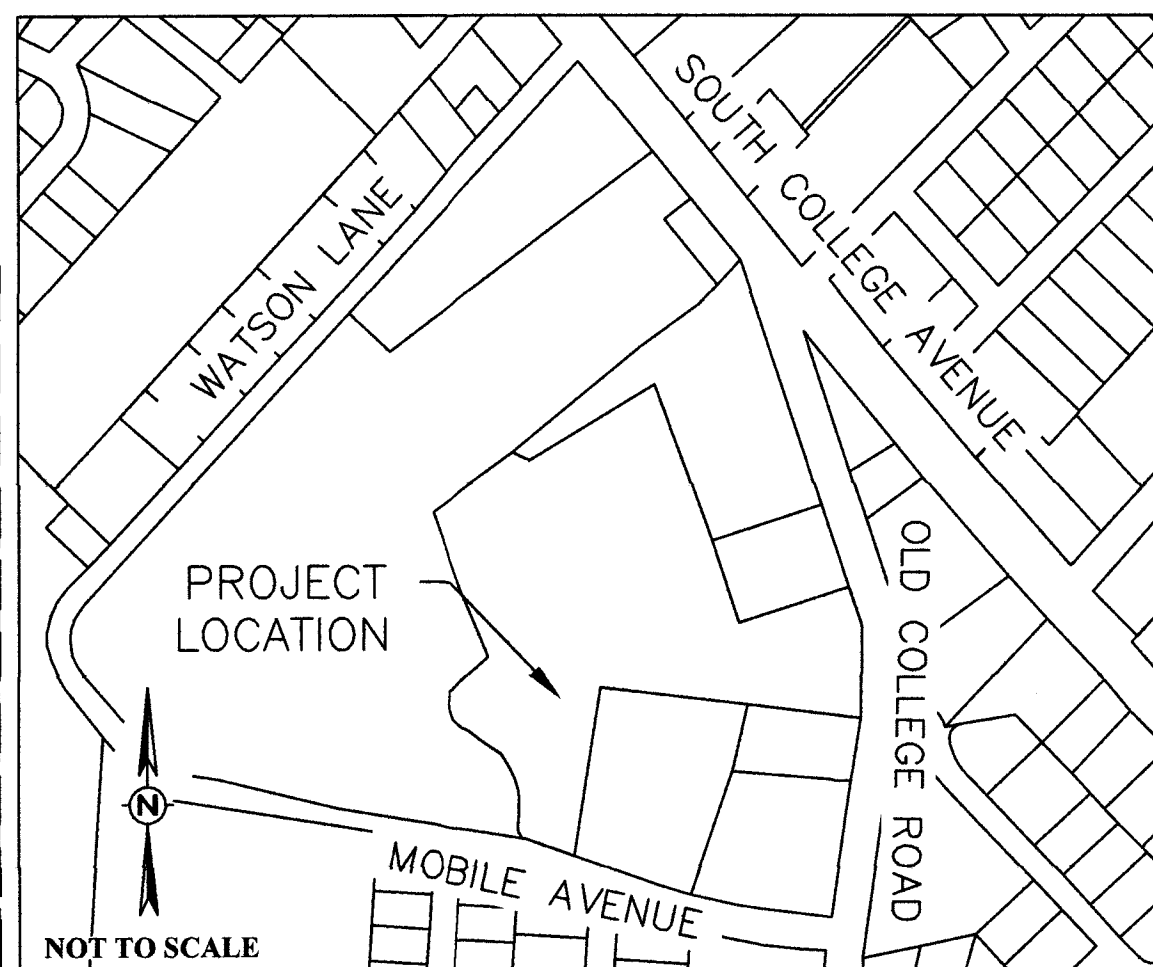
City Engineer

CERTIFICATE OF CITY PLANNER

I, _____, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

City Planner

VICINITY MAP



LINE #			LINE #		
LENGTH	DIRECTION		LENGTH	DIRECTION	
L1	43.54'	S89°33'55"W	L19	33.22'	N87°11'42"W
L2	21.59'	N17°54'27"W	L20	5.16'	S77°03'28"W
L3	20.57'	N1°04'02"E	L21	122.89'	S78°21'28"E
L4	35.36'	N6°33'05"W	L22	11.05'	N18°29'35"W
L5	18.73'	N18°18'42"W	L23	31.29'	N80°28'52"W
L6	28.63'	N22°23'54"W	L24	10.01'	S83°12'10"E
L7	26.17'	N32°44'40"W	L25	25.00'	N75°34'09"W
L8	46.18'	N61°38'33"W	L26	43.25'	N14°25'01"E
L9	47.42'	N45°46'24"W	L27	40.66'	S14°25'51"W
L10	21.44'	N28°46'02"W	L28	21.14'	N47°54'57"W
L11	36.03'	N3°10'22"E	L29	80.01'	N70°21'11"E
L12	76.44'	N51°21'45"E	L30	110.01'	S70°21'11"W
L13	30.07'	S48°48'34"E	L41	25.86'	S81°05'36"W
L14	1.83'	N77°03'28"E	L42	45.03'	N83°11'56"W
L15	33.22'	S87°11'42"E	L43	25.50'	S6°46'01"W
L16	74.09'	S84°37'04"E	L44	48.48'	S83°11'56"E
L17	28.72'	N8°31'08"E	L45	25.86'	N81°05'38"E
L18	74.09'	N84°37'04"W	L46	80.21'	S27°19'04"W

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- ADJACENT PROPERTY LINE
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPOSED PRIVATE ACCESS EASEMENT (P.A.E. PRIVATE)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

FINAL PLAT
NORTH CAMPUS SUBDIVISION

6.390 ACRES - 19 LOTS

SURVEY LEAGUE, A-50

BRYAN, BRAZOS COUNTY, TEXAS

LOTS 1-19, BLOCK 1 AND COMMON AREAS 1 & 2, BLOCK 1

OWNER/DEVELOPER:

Bona Fide Acquisitions, LLC
4400 Old College Road
Bryan, Texas 77801
(979)739-4930

SCALE: 1" = 40'
SEPTEMBER 2015

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-1195

ENGINEER:

Schultz Engineering, LLC
TBPE No. 12327
2739 LONGMIRE, SUITE A
College Station, Texas 77845

(979) 764-3900

OWNER - LOT 1:

Theta Zeta of Chi Phi
Alumni Housing Association
2725 Buck Hill Dr.
Piano, TX 75025